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Cranbury

6-7-84

Stipulation reduced to
writing (of 7-25-83) by
Garfield & Co.

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CA 002239 ~~0~~ P

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PLEASE REPLY TO: PRINCETON

June 7, 1984

The Honorable Eugene D. Serpentelli, J.S.C.
Ocean County Superior Court
Ocean County Courthouse
CN 2191
Toms River, New Jersey 08754

Re: Garfield & Company v. Mayor and the
Township Committee of the Township
of Cranbury
Docket No.: L-055956-83

Dear Judge Serpentelli:

On the last day of the trial on the above captioned matter a Stipulation was placed on the record with respect to a presentation made by a representative of Garfield & Company at a public hearing of the Cranbury Township Committee. Your Honor requested that this Stipulation be reduced to writing. I have done so, and it has been executed by all parties to the above captioned action. It is enclosed under cover of this letter.

Respectfully yours,



William L. Warren

WLW/st

cc: William C. Moran, Esquire
Joseph L. Stonaker, Esquire
Carl S. Bisgaier, Esquire
Guliet D. Hirsch, Esquire
Michael J. Herbert, Esquire
Eric Neisser, Esquire
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ATTORNEYS FOR Plaintiff

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
MIDDLESEX COUNTY

Docket No.: L-055956-83 P.W.

GARFIELD & COMPANY,

Plaintiff,

vs.

MAYOR and THE TOWNSHIP COMMITTEE OF THE
TOWNSHIP OF CRANBURY, A Municipal Corporation,
and the members thereof; PLANNING BOARD OF
THE TOWNSHIP OF CRANBURY, and the members
thereof,

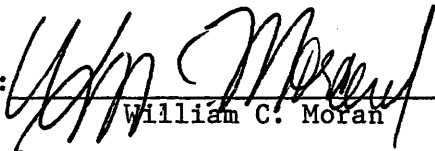
Defendants.

CIVIL ACTION

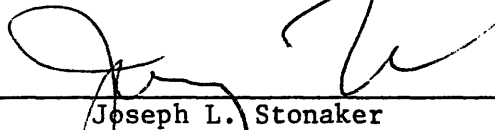
It is hereby stipulated and agreed by and among the above captioned parties that on July 25, 1983 a representative of Garfield & Company made a presentation to the Cranbury Township Committee at a public hearing on the proposed zoning ordinance, which was subsequently adopted and is challenged in this litigation. He informed the Township Committee that Garfield & Company was willing and able to develop its property in Cranbury for Mount Laurel housing as contemplated by the proposed zoning ordinance. However, such development would be impossible, inter alia, in light of the density provision and Transfer Development Credit purchase requirement contained in the proposed ordinance. Notwithstanding this

presentation by Garfield & Company, the Cranbury Township Committee adopted the proposed zoning ordinance without modifying the density provisions or the Transfer Development Credit purchase requirements affecting Garfield & Company's property or any other restrictions on development in the PD-HD zone. Garfield & Company then filed this action within 45 days of the adoption of the challenged zoning ordinance.


HUFF, MORAN & BALINT
Attorneys for Defendants The Mayor and
Township Committee of the Township of
Cranbury

BY: 
William C. Moran

STONAKER & STONAKER
Attorneys for Defendant The Planning
Board of the Township of Cranbury

BY: 
Joseph L. Stonaker

WARREN, GOLDBERG, BERMAN & LUBITZ
Attorneys for Plaintiff, Garfield and
Company

BY: 
William L. Warren

Dated: June 1, 1984
Princeton, New Jersey